

19 JUN 1981

MEMORANDUM FOR: Chief, Consolidated SAFE Project Office,  
ODP

FROM:

Chief, Real Estate and Construction  
Division, OL

SUBJECT: Status of SAFE Site Construction Costs

REFERENCE: Memo for CSPO fm C/RECD, dtd 10 June 81,  
subject: Additional Funding for Construction  
of Phase I, Project SAFE

1. The following is the second quarterly report on the expenditure of funds by the GSA for the SAFE Phase I site preparation work. The following data is based on the latest information received from GSA and on construction changes required or projected to date. The prices on the change orders (c.o.) listed below are reasonably accurate, although GSA has not completed final negotiations on all of them.

a. GSA design management and contract bidding administration	\$ 56,900
b. GSA travel in connection with paragraph a. above	\$ 305
c. GSA printing costs for construction plans, specifications, and bidding documents	\$ 4,666
d. A&E cost for preparing plans and specifications	\$ 128,262
e. Construction Contract Award price	\$ 980,000
f. GSA construction supervision	\$ 36,701
g. Change Orders	
c.o.1 Requirement for security mesh above partitions	\$ 4,000

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c.o.2 Route electrical riser from "D" Vault in stairwell instead of in existing electrical riser because of congestion in the present closets	\$ 2,180
c.o.3 Same as c.o. 2 above but for service from Vaults "A" and "C" and for some electrical changes in "A" Vault	\$ 9,054
c.o.4 Additional demolition not shown on the drawings including office walls in Battery Room area, sinks, fire hose cabinet, electrical closet and panels	\$ 12,494
c.o.5 Change in acid drain in Battery Room	\$ 1,046
c.o.6 Change in chilled water line routing due to conflict with "C" Vault construction	\$ 12,020
c.o.7 Reduce quantity of acid drain including demolition and repairs - Credit	\$ (1,694)
c.o.8 Change in electrical riser from "B" Vault as was done in other risers	\$ 4,058
c.o.9 The electrical in-floor ducts were found to be more extensive than shown on the drawings causing additional cost for removal and repair	\$ 2,855

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c.o. 10 Alter elevations of chilled water lines at 3 crossings to pass one line beneath the other \$ 3,444

c.o. 11 Change air conditioning supply and return ducts at the Escalator Room \$ 3,028

c.o. 12 Install bus duct from "C" Vault to UPS including service for Phase II \$ 89,860

c.o. 13 Accelerate completion of the UPS Battery Room to allow battery installation and prevent impact on battery contract \$ 5,000

c.o. 14 Revision to acoustical ceiling - Credit \$ (1,280)

c.o. 15 Raise plaster height from existing point to new ceiling height, approximately 6 inches in majority of Phase I area; install 30 amp service to allow UPS battery charging \$ 3,092

c.o. 16 Raise existing electrical conduit passing through contract area \$ 1,560

c.o. 17 Plaster around Phase I area windows and columns to accommodate new ceiling height \$ 3,199

c.o. 18 Remove 400Hz power panels and relocate power panel CP-1 \$ 778

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c.o. 19 Revise E corridor  
ceiling height to allow chilled  
water line run \$ 702

c.o. 20 Run temporary electri-  
cal service to AC-7 to allow operation  
prior to completion of "C" Vault  
work \$ 645

c.o. 21 Install paper backing  
on acoustical panels to be installed  
in the computer room to prevent  
potential flaking of fiberglass; reduce  
size of underfloor chilled water stubs  
for future from 3 inches to 2 inches -  
Credit \$ (2,409)

h. Reserve funds to reimburse the  
McLean Field Office for the expenses in-  
curred for construction support such as  
draining and filling chilled water  
system during contractor connection  
work \$ 3,900  
\$1,364,366

2. In addition to the expenditures above, there are the  
following additional changes pending. These changes are not  
yet numbered and the prices are estimates received from GSA.

a. Change to have the contractor rather  
than Emerson install the UPS units in the  
UPS room; delete acid pit in the UPS  
battery room \$ 5,000

b. Claim by contractor to accomplish  
repairs to underfloor duct \$ 6,598

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c. Install downflow type air handling units in the UPS room in lieu of upflow type as approved by the A-E	\$ 15,000
d. Electrical modification required to install modular power units (MPU)	\$ 24,000
e. Removal of existing power panels CP-1 through CP-10 not required due to MPU installation	\$ 8,000 6
f. Installation of a dust barrier between Phase I and Phase II under Phase I rather than Phase II construction; eliminate exhaust fan duct chase in Phase I area to recover raised floor space	\$ 11,000
g. Replace the raised floor step in the Phase I area with a ramp	\$ 2,800
h. Seal the raised flooring sub-floor	\$ 3,000
i. Modify the tie-in of the new "A" and "B" Vault risers to preclude an outage to the ODP computer centers (ODP has agreed to fund this change)	\$ 3,000
	<u>\$ 78,393</u>

3. Summary

Funds transferred to GSA

FY 77	108,200
	1,027,000

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FY 80	7,000	
	5,500	
	516,600	
	(400,000)	
FY 81	<u>155,000</u>	\$1,419,300

Funds used or identified to be  
used by GSA as of 27 February 81

1,364,366	
<u>78,398</u>	
	\$1,442,764
Contingency Remaining-Deficit	<u>\$ (23,464)</u>

4. The following items mentioned in the 19 March quarterly report as potential change orders have been deleted or found not being needed:

- a. Construction of an areaway for the UPS battery room fans (\$4,000 - \$6,000)
- b. Increase depth of acid pit (\$5,000)
- c. Explosion proofing work for the battery room (\$10,000)
- d. Patch plaster at columns in battery room (\$2,000)

5. As you are aware, the referent memorandum requested an additional \$60,000 for five specific proposed change orders to the Phase I project. Although the estimated project costs to date (including these five change orders) indicate a \$23,464 deficit, the \$60,000 is still required. GSA has indicated that the change orders in the reference are for changes to the scope of the project rather than true contingencies. There-

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fore, given the facts that the project is not yet complete and the ongoing nature of construction work will require additional changes combined with the shortage of remaining contingency funds, GSA has indicated that they will not apply remaining funds to any of the changes listed in reference 1. As indicated earlier, any funds remaining at the conclusion of Phase I will be applied to the Phase II contract. Additional architect-engineer funds will be required to redesign parts of the Phase II area to accommodate new requirements.

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6. If further information is required on any of the items listed in this report, please contact [redacted]  
A quarterly report in this format will continue to be sent to you throughout the remainder of the Phase I project to assist you in tracking project costs. If I can be of assistance, please give me a call.

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OL/RECD/HE [redacted]

(18 June 1981)

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